



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

7/12/2007

KNIGHT ENGINEERING, INC
221 NORTH US HWY 27 SUITE I
CLERMONT, FL 34711-

Re: Project No. 2007060006, Application No. 965

Description: FOXFIRE
37 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Dear KNIGHT ENGINEERING, INC:

Your Preliminary Plat application has been reviewed by the Development Review Staff. Review comments are attached. All comments must be satisfied by the applicant prior to receiving a staff approval or being placed on a Public Hearing agenda.

Please respond to comments in the following manner:

1. Submit fifteen (15) legible, signed and sealed sets of plans. (19 sets if within Clermont JPA)
 - Revised sheets shall have revision dates in the title block.
 - Plan revisions must be either circled or their location indicated in the written response letter.
2. Provide a written response to all comments.
3. All plans shall provide a space five (5) inches by six (6) inches on the front page of each set of submittals to be used for the County approval stamp.
4. Plan revisions submitted thirty (30) days after the DRS meeting will result in a \$100 Plan Revision fee.
5. When all requested information has been received, it will be circulated to the DRS staff for review.

The Development Review Staff will then review revised plans and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Rick Hartenstein, Senior Planner/Case Manager
Development Review
Division of Planning and Community Design
(352) 343-9640 or (352) 343-9739

P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352 343-9739 • F 352 343-9816
Board of County Commissioners • www.lakecountyfl.gov

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District 1

ELAINE RENICK
District 2

DEBBIE STIVENDER
District 3

LINDA STEWART
District 4

WELTON G. CADWELL
District 5

PLANNING & COMMUNITY DESIGN

Rejection Comments

Item: PRELIMINARY PLAT MEETING REQUIREMENTS OF LDR 14.07.03 & 14.07.04

Remarks:

First Review 6/28/07 RH

On the front cover, per LDR 14.07.03 (B)(3), The name, address, and telephone number of the owner(s) of the property. Where a corporation or company is the owner of the property, the name and address of the president and secretary of the entity shall be shown.

Per LDR 14.07.03 (B)(7), show area of property in square feet and acres.

Per LDR 14.07.04 (A)(1)(a), provide a preliminary grading plan specifically including earthwork cut and fill. (What is the intention with the several isolated wetlands on site? If the developer intends to fill these wetlands, they will need appropriate permitting or a letter of exemption from the governing agencies (St. Johns River Water Management District, FDEP, ACOE as an example). Please Note: House pad areas including mechanical equipment (A/C Unit, Heat Pump, etc.) shall be elevated 18 inches above the 100 year flood elevation which may require compensating storage for the fill necessary.

Per LDR 14.07.04 (A)(1)(d), provide a statement on the plan that the earthwork as proposed will balance on-site, and if not balanced, a summary of quantities being added or removed from the site. Earthwork removed from the site shall not exceed the requirements of Section 6.06.00 LDR.

Per LDR 14.07.04 (A)(2), show location and availability of capacity for potable water and wastewater facilities to serve the proposed site, including a description of required improvements or extensions of existing off-site facilities.

Per LDR 14.07.04 (A)(2)(e), provide a statement from the utility provider addressing available capacities for water and sewer and a willingness to serve the proposed development. Please note: Prior to the approval of the construction plans, provide the county with a properly executed utility service agreement.

Per LDR 14.07.04 (A)(6) show open water body acreage on plat (Lake Diane) and the open water acreage of the canals. This is a named lake, show documentation this is not considered waters of the state. Note: Open water body acreage is deducted from the total acreage for density calculations.

Per LDR 14.07.04 (A)(8)(a), provide a Stormwater master plan showing hydrologic boundaries, and all adjacent properties affected thereby.

Per LDR 14.07.04 (A)(8)(h) show the stormwater features, including locations of swales, stormwater ponds, and general location of proposed stormwater works.

Per LDR 14.07.04 (A)(8)(i) show delineation and area of pre-site and post-site sub-basins.

Per LDR 14.07.04 (A)(8)(j) delineate retention/detention areas and ingress/egress areas for facilities maintenance.

Per LDR 14.07.04 (A)(8)(k) show general type of soils by sub-basin (as defined by the USDA Soil Conservation Service Maps), and general location of soil borings.

Per LDR 14.07.04 (A)(8)(l) show the 100-year flood elevations for any areas in or within 100 feet of the property. The source of these elevations shall be shown on the plans.

Per LDR 14.07.04 (A)(8)(m) provide preliminary stormwater calculations justifying the location and area of retention ponds, approved by a professional engineer.

On page 5 of 7 of the plan, General Notes #11 states, "Each lot shall be served by an individual well and individual septic system", yet you reference in the application that it is the intent to have the City of Tavares provide water and sewer service. Decide what is to happen and change the note to reflect what this is.

Per LDR 14.07.04 (A)(9), provide a general subsoil report meeting these requirements.

Item: ENVIRONMENTAL ASSESSMENT

Remarks: First Review 6/29/07 RH

Prior to the approval of the preliminary plat, the applicant shall provide the county either letters of exemption to wetland alteration permitting or the necessary permits from the governing agencies (SJRWMD, FDEP, and ACOE) as may apply.

Show the location of the Bald Eagle nest and the suggested buffer on the preliminary plat per the the US Fish and Wildlife Services National Bald Eagle Management Guidelines.

The comments below this are for informational purposes:

Due to the close proximity of the scrub jay group that is documented in the immediate area, a formal scrub jay survey will be required prior to the approval of any construction plans.

If the two Osprey nests are to be removed during construction, provide the county a copy of the Migratory Bird Nest Removal permit issued by the Florida Fish & Wildlife Commission (FWC) prior to the approval of the construction plans.

Informational Comments

Item: OPINION OF TITLE

Remarks:

First Review 6/29/07 RH

County Attorney's Office comments pending and will be provided upon receipt.

Review Status: REJECT

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041

Rejection Comments

Item: ACCESS MANAGEMENT (IF APPLICABLE) AND COMMERCIAL CONNECTION SPACING

Remarks: Please move the proposed subdivision access connection more to the north (at least 300 ft from the end of the curve).

Provide a right turn lane into the proposed subdivision.

Informational Comments

Item: DRIVEWAY PERMIT (STATE AND/OR COUNTY)

Remarks: County driveway permit is required after the construction plan approval.

Item: RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST -

Remarks: Site fronts on East Shirley Shores Rd. (# 3561) with 33' from centerline, (66' total). Local road, no R/W requested.

Also fronts on Shirley Shores Rd. (# 3559) with 33' from centerline (total varies from 33' to 66'), no R/W requested. Local road.

Fronts Tammi Dr. (# 3281) with 33' from centerline (66' total), no R/W requested.

Note: All existing easements identified in a title opinion should be shown on the final plat. Any easements lying within additional required right of way will require subordination or release.

Thanks,

Judith Law
Right of Way Agent
Lake County
Department of Public Works
437 Ardice Av.
Eustis, FL 32726
(352) 483-9065
jlaw@lakecountyfl.gov

Item: ALL EXISTING EASEMENTS AND RIGHT-OF-WAYS SHALL BE VACATED PRIOR TO FINAL PLAT APPROVAL.

Remarks: Any existing platted easements need to be vacated or shown on the final plat. Currently the Florida Statutes pertaining to platting provides that a replat automatically vacates these underlying easements, however, Section 336.09 & 336.10 still exist which require a public hearing and notification. Lake County requires the applicant to apply for a vacation of these easements prior to final plat. (Please contact Patti Harker with the Right of Way Department for information about the vacation process) .

Review Status: REJECT

FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788

Rejection Comments

Item: OTHER REQUIREMENTS FOR FIRE PROTECTION

Remarks: 1st review Rejected BDH 6-26-07

An Emergency Access Only roadway shall be provided from Dunshaw Lane to Tammi Drive.

The roadway shall meet the requirements of the Florida Fire Prevention Code, be gated, equipped with a knox lock, and a sign stating Emergency Access only.

Informational Comments

Item:

Remarks:

Review Status: REJECT

HEALTH DEPT. - MARCELO BLANCO (352) 253-6130

Rejection Comments

Item:

Remarks:

Informational Comments

Item:

Remarks:

Review Status: COMPLETE

ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776

Rejection Comments

Item: WATER RESOURCE MANAGEMENT IS REQUESTING ADDITIONAL INFORMATION FOR THE FOLLOWING ITEMS:

Remarks: 07/11/2007 SC

Any proposed impact to wetlands must be permitted through the St. John's Water Management District and Army Corp of Engineers if applicable.

A formal scrub jay survey will be required prior to the approval of any construction plans. Appropriate scrub jay habitat may need to be preserved and placed into a conservation easement.

If the two Osprey nests are to be removed during construction, provide the county a copy of the Migratory Bird Nest Removal permit issued by the Florida Fish & Wildlife Commission (FWC) prior to the approval of the construction plans.

Informational Comments

Item:

Remarks:

Review Status: REJECT

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487

Rejection Comments

Item:
Remarks:

Informational Comments

Item:
Remarks:

Review Status: COMPLETE

CONCURRENCY - DEVELOPMENT REVIEW

Rejection Comments

Item: PARKS & RECREATION APPROVAL (RESIDENTIAL ONLY)
Remarks: 7/12/2007 - pending approval.

Informational Comments

Item:
Remarks:

Review Status: REJECT

Attachments:
County Attorney Comments
School Board Planning Comments
City of Tavares Comments

MEMORANDUM

TO: Jennifer Myers, Development Coordinator

FROM: Kimberly Williams, Assistant County Attorney

DATE: June 20, 2007

RE: Foxfire; Project Number 2007060006; Application Number 965

Jennifer, I have reviewed the title opinion for this preliminary plat. Here are my comments:

1. If this plat contains a stormwater system or other common element which will be maintained by the Homeowners, restrictive covenants will need to be recorded at the time of platting outlining the responsibility as well as providing a mechanism (assessments) to pay the costs of such maintenance.
2. The title opinion shows easements which must be, to the extent necessary, shown on the plat and evaluated for access, use, and setback matters for new lots. Any easements which conflict with publicly dedicated roads will require a joinder and consent to platting at the time of platting.
3. Since the title opinion shows a mortgage on the property, a joinder and consent to platting will be required at the time of platting.

KEW

0751.000



Leading our Children to Success

201 West Burleigh Boulevard · Tavares · FL 32778-2496
(352) 253-6500 · Fax: (352) 343-0198 · www.lake.k12.fl.us

Superintendent:
Anna P. Cowin

School Board Members:
District 1
Larry Metz
District 2
Scott Strong
District 3
Cindy Barrow
District 4
Jimmy Conner
District 5
Kyleen Fischer

June 28, 2007

Mr. R. Wayne Bennett, Planning Director
Department of Growth Management
Lake County
Post Office Box 7800
Tavares, Florida 32778

RE: Foxfire, #2007060006, Preliminary Subdivision Plan

Dear Mr. Bennett:

Lake County is currently reviewing a Preliminary Subdivision Plan with respect to the subject development. As the School Board of Lake County's authorized representative, I am forwarding the School Board's comments to your attention so they can be included with County Staff's Report. The School Board of Lake County Florida believes this development will have an adverse impact on Lake County Public Schools. The following School Board comments reflect enrollment data as of May 24, 2007, and student generation rates from the Impact Fee Study.

The proposed Preliminary Subdivision Plan has the potential to add 37 new single-family dwelling units that will contribute 15 new students to the Lake County School system. Based on current school attendance zones, schools that will be adversely affected by this proposed development and their current permanent capacity status are as follows:

- | | |
|-------------------------------------|---------------------------|
| • Astatula Elementary School | 19% Over Capacity |
| • Tavares Middle School | 9% Under Capacity |
| • Tavares High School | 27% Under Capacity |

Attached please find a copy of the one-page District Growth Impact Report which indicates the potential impact of this proposed development on the public schools which currently serve the area under consideration. Should you have any questions or need additional information feel free to contact me at (352)253-6694.

Sincerely,

Dawn McDonald, Senior Planner
Growth Planning Department

Enclosure

REVIEWING AUTHORITY
DATE
NAME / CASE NUMBER
OWNER / DEVELOPER
ITEM DESCRIPTION

Lake County Development Review Staff
6/28/2007
Foxfire, Project #2007060006
Dunshaw, Inc/Charles Bradshaw, President
Submittal of a preliminary subdivision plan application requesting a 37-lot, single-family subdivision on 141 acres.

DENSITY
LOCATION

1 dwelling unit/5 acres
Sections 2&11, Township 20, Range 26
Located south of East Shirley Shores Road, east of Shirley Shores Road, and west of Beauclaire Drive.

CURRENT FUTURE LAND USE
CURRENT ZONING

Lake County Suburban (3 dwelling units/1 acre)
Agriculture District

NEW DU IMPACT

STUDENT GENERATION

Elementary School
Middle School
High School

SF-DU	MF-DU	Mobile	SF Impacts	Dwelling Units
			37	
0.410	0.254	0.145	15	
0.186	0.131	0.065	7	
0.100	0.057	0.036	4	
0.124	0.066	0.044	5	

SCHOOL NAME

Astatula Elementary
Tavares Middle
Tavares High

Student Enrollment 5/24/2007	Permanent Student Capacity*	Current % of Perm. Capacity	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact
838	709	118%	845	119%
1,027	1,137	90%	1,031	91%
1,174	1,612	73%	1,179	73%

*2007-2008 Enrollment to Capacity Analysis, Lake County School District, March 2, 2007, Working Draft

BUS ACCESS

Contact the Lake County School District Transportation Department at (352) 253-6740 for bus availability.

SIDEWALKS

Sidewalks are recommended.

STUDENT SAFETY

At least one safely-located pick-up/drop-off area is recommended.

COMMENTS

This proposed development action will adversely impact area schools that are already over or nearly over capacity.

The District previously provided comments on this development on August 16, 2006, as "Village Green" a presubmittal with 35 proposed single-family units.

Dawn McDonald

Prepared By:

Dawn McDonald, Senior Planner, LCS

Date: 6/28/2007

Hartenstein, Rick

From: Mike Fitzgerald [mfitzgerald@tavares.org]
Sent: Friday, June 15, 2007 9:21 AM
To: Hartenstein, Rick
Cc: Jacques Skutt
Subject: Foxfire Subdivision / Lake County Project # 2007060006

Hi Rick,

The City of Tavares Planning & Zoning Department received the preliminary plans for the Foxfire Subdivision. I have passed on the information to the Utility Director regarding the connection to the City of Tavares' water and sewer system. The only comment from Planning & Zoning is that as future projects are completed the property may be subject to annexation. If you need any additional information please let me know.

Thanks,

Mike Fitzgerald

6/22/2007